

**DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, AUGUST 12, 2013**

A. CALL TO ORDER

The meeting was called to order at 7:30 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: President Keough

J. Carson

P. Cousins

D. Fisher

J. Knight

J. Semifero

R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Community Development Manager; Marie Sherry, Finance Director/Treasurer; Dan Schlaff, Public Services Superintendent; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting – July 22, 2013

Motion Knight; support Cousins to approve the minutes of the Regular Council Meeting of July 22, 2013 as presented.

Unanimous voice vote for approval

D. PREARRANGED PARTICIPATION

No one from the Dexter Ann Arbor Run was present, so President Keough showed Council and the audience the framed photo the Village received from the race organizers thanking us for our assistance with the event.

E. APPROVAL OF THE AGENDA

Motion Fisher; support Knight to approve the agenda with the additional information provided for Item I-5.

Unanimous voice vote for approval

F. PUBLIC HEARINGS

Action on each public hearing will be taken immediately following the close of the hearing

None

G. NON-ARRANGED PARTICIPATION

Jim Smith of 7765 Forest provided an update on how the repairs made as part of the Forest Street stormwater project held up during the rain. The north side functioned well, however the south side had issues due to the placement of the sod. He also informed Council that he plans to file for Charter Commission.

Fred Strack of 8564 Parkridge spoke about the house located at 8560 Parkridge and his feeling that a stop work order should be placed on the construction. President Keough requested that he hold his comments until the Village President report, as more detail on this issue will be provided at that time.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Zoning Board of Appeals Public Hearing Notice

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry

Ms. Sherry submits her report as per packet. Ms. Sherry gave the following verbal updates:

- Report is through the final quarter of the 2012-2013 fiscal year.
- Tax bills have been mailed.
- Working with the County and Steve Brouwer to confirm the parcels in the Dexter Wellness Center Brownfield, will be attending the August DDA meeting.
- The Village has started accepting credit cards.
- A new server was installed for the Village Office.
- Attended a Drupal class to learn more about the websites content management system.
- A question was asked regarding the Villages unfunded liabilities; the Village has approx. \$500,000 set aside for retiree health care and the liability is valued at approximately 4 million. There is a \$450,000 unfunded liability in pension and the system is considered 86% funded.
- A question was asked regarding the Village's fund balance which does exceed the 15% of operating expense guideline. The Village used less reserves than what was budgeted to be used in 12-13.

2. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet. Ms. Bishop gave the following verbal updates:

- Met with Oxford Property Management regarding the Dexter Crossing development.

- Meeting with LaFontaine on August 21 to close out project – outstanding issues include the funds for public art, landscaping, sidewalk placement and crosswalk painting.
- A question was asked regarding what is planned as part of the beer grotto.
- Allison thanked the Village Council and wished them well as this will be her last Council meeting.

3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

None

4. Subcommittee Reports

Broad Redevelopment Committee

Economic Preparedness

Facilities

Roads – Trustees Semifero and Carson reviewed the memo that was provided outlining the steps they have taken and their plan for moving forward. To keep up with road repair will require project prioritization between stormwater, sidewalk and road projects. WATS has offered to assist the Village with utilizing Roadsoft. The idea of Village DPW staff taking a larger role in road projects was discussed. A question was asked regarding the status of crack sealing – the equipment will be delivered August 15.

Utility – The notes from the last Utility Committee meeting were reviewed. AZ Shmina has provided an updated schedule since the meeting was held.
Website

4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates:

- Will seek a proposal from Carlisle Wortman for temporary coverage of Planning Department work upon the Community Development Manager’s departure.
- A work session will be held prior to the September 9 Council meeting to discuss the SAW (stormwater) grant.
- 3045 Broad received DTE clearance – demolition should begin soon.
- The dedication item for Dexter Crossing Phase 5B will be on the next agenda.
- Continuing to receive updates from Northern United Brewing regarding installation of the holding tank.
- Invited Council to attend the opening reception for artists at Terry B’s as part of the Paint Dexter Festival.
- Receiving positive feedback from Dexter Daze.
- Had two resignations from the Arts, Culture & Heritage Committee.
- Discussion was held regarding the resignation of the Community Development Director and the possibility of conducting an exit interview.

5. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough reported on the following:

- The regional fire meeting scheduled for August 14, 2013 has been postponed.
- Reviewed the information provided in the packet regarding the placement of the house at 8560 Parkridge. Issues raised by the surrounding property owners include privacy, view, property devaluation, drainage and future deck placement. Meeting onsite schedule on Tuesday, August 13 with the adjacent property owners, Village staff and Norfolk Development to discuss ideas to mitigate the concerns; does not feel that the Village did enough to look out for the interests of the existing residents when approving the plot plan. Village Manager is conducting a review of the process and the addition of steps that will, at a minimum, ensure that prior to approval of a plot plan the Homeowner's Association is notified, the Community Development Manager has signed off and a site visit occurs.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$406,631.16

Motion Fisher; support Cousins to approve item 1 of the Consent Agenda.

Unanimous voice vote for approval

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Cityhood Next Steps

Ms. Nicholls updated Council that nine candidates have filed for Charter Commission.

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Planning Commission Recommendation to Approve the Request to Increase the Light Pole Height to 22 feet in the Combined Site Plan for 2103 and 2110 Bishop Circle East

Motion Fisher, support Carson to approve the Planning Commission recommendation to permit Dexter Fastener Technologies to install 22 foot parking lot light poles at 2103 and 2110 Bishop Circle East as part of the proposed building and parking lot expansion as requested by the applicant.

Ayes: Carson, Knight, Fisher, Cousins, Semifero, Tell, Keough

Nays: None

Motion carries

2. Consideration of: Planning Commission Recommendation to Approve the Combined Site Plan for 2103 and 2110 Bishop Circle East with Conditions

Motion Cousins; support Fisher that based upon the information received from the applicant, reflected in the minutes of this meeting, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance and the Planning Commission recommendation, the Village Council finds the Dexter Fastener Technologies, 2103 and 2110 Bishop Circle East, combined site plan dates 7-26-13 meets the requirements for approval. In making this determination, the following additional conditions shall apply:

1. Applicable concerns noted in the planning consultant, engineering consultant and DAFD reviews included in the August 5, 2013 Planning Commission packet.
2. Parking on the site plan should be shown as land-banked. The applicant will work with staff on administrative approval of the parking upon the need to construct the parking.
3. Remove from the site plan all prohibited tree species, replace the trees with permitted, preferably native species. (specially Norway and Crimson Maple)
4. The plan shall conform to the tree replacement ordinance or suitable resolution as approved by the Village Council.

Ayes: Cousins, Semifero, Knight, Fisher, Tell, Carson, Keough

Nays: None

Motion carries

3. Consideration of: Setting a Public Hearing to Consider Expansion of the Industrial Park Boundaries

Motion Fisher; support Cousins to set a Public Hearing on September 9, 2013 to consider expanding the boundaries of the Industrial Development District over the Dexter Business and Research Park.

Ayes: Fisher, Tell, Semifero, Knight, Carson, Cousins, Keough

Nays: None

Motion carries

4. Consideration of: Recommendation to Hire Aaron Desentz for the part time Administrative Services Position

Motion Carson; support Fisher to postpone action on this item due to the resignation of the Community Development Manager.

Ayes: Knight, Carson, Semifero, Cousins, Fisher, Keough

Nays: Tell

Motion carries

5. Consideration of: WAVE Door to Door Contract/WAVE Community Connector Contract

Motion Semifero; support Cousins to approve the contracts with Western Washtenaw Area Value Express for Door to Door (\$17,000) and Community Connector (\$15,000) service through June 30, 2014.

Ayes: Semifero, Cousins, Carson, Tell, Fisher, Knight

Nays: Keough

Motion carries

M. COUNCIL COMMENTS

Cousins	Suggested re-ordering the agenda to put I-3 and I-4 at the end; would like Council to consider the improvements to Horseshoe Park that were discussed during budgeting; looking forward to the Plein Air event; had positive feedback on Dexter Daze; will miss Allison
Fisher	None
Semifero	Thanked Allison
Knight	Will miss Allison
Tell	Should we consider closing Main Street for Dexter Daze, expressed concern about the Huron Rive Dr and Mast intersection, thanked Allison for training him and teaching him patience.
Carson	Thanked Allison

N. NON-ARRANGED PARTICIPATION

Phil Arbour – 3360 Dover thanked those who signed his petition for Charter Commission

O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS IN ACCORDANCE WITH MCL 15.268

Motion Knight; support Cousins to move into Closed Session for the purpose of discussing labor negotiations in accordance with MCL 15.268 at 10:11 p.m.

Ayes: Tell, Fisher, Cousins, Carson, Knight, Semifero, Keough

Nays: None

Motion carries

Motion Cousins; support Carson to leave Closed Session at 10:51 p.m.

Ayes: Carson, Knight, Fisher, Cousins, Semifero, Tell, Keough

Nays: None

Motion carries

P. ADJOURNMENT

Motion Knight; support Carson to adjourn at 10:53 p.m.

Unanimous voice vote for approval

Respectfully submitted,

Courtney Nicholls
Assistant Village Manager, Village of Dexter

Approved for Filing: August 26, 2013